

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 17, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Kelso announced his intent to defer the public hearing on RZ/FDP-2001-LE-024, Equity Homes, from July 18, 2002 to September 18, 2002.

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FS-V02-11 - OMNIPOINT - 8751 Richmond Highway

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND, IN THE CASE OF FS-V02-11, THAT WE CONCUR IN THE DETERMINATION THAT IT IS A "FEATURE SHOWN."

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, July 24, 2002 at 7:30 p.m. in the Board Conference Room.

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Commissioner Alcorn reminded the Commission that the latest version of the proposed text for S01-CW-18CP, Out-of-Turn Plan Amendment for Development Criteria, had been distributed tonight and would be acted upon on Wednesday, July 24, 2002. He added that the text could be viewed on the Department of Planning and Zoning's website through a link with Fairfax County's website at: [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov).

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On behalf of Commissioner Kelso, Commissioner Alcorn, to allow time for resolution of transportation issues, MOVED TO DEFER THE PUBLIC HEARING ON SE-97-L-041, SHURGARD STORAGE CENTERS, INC., TO A DATE CERTAIN OF JULY 25, 2002.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Murphy absent from the meeting.

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SE-01-M-041 - KFC OF AMERICA, INC. (Decision Only)

(The public hearing on this application was held on May 29, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-041, KFC OF AMERICA, INC., SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS AS AMENDED AND NOW DATED JULY 9, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST TO WAIVE THE MINIMUM LOT SIZE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST TO WAIVE MINIMUM LOT WIDTH.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner DuBois announced her intent to defer the public hearing on SEA-93-D-018-2, Theodore B. Simpson, from September 12, 2002 to an indefinite date.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.  
SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC.
2. SE-2002-PR-010 - KRISTIAN C. AND SANDRA M. MOTZ

This order was accepted without objection.

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RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC. - Appl. to rezone from R-1 to C-2 to permit commercial development w/an overall FAR of 0.23 on property located on the S.W. side of Gallows Rd. at the terminus of Old Gallows Rd. on approx. 35,345 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 39-2((1))18. (Concurrent w/SE-2002-PR-018.) PROVIDENCE DISTRICT.

SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC. - Appl. under Sect. 4-204 of the Zoning Ord. to permit a drive-in bank on property located at 2000 Gallows Rd. on approx. 35,345 sq. ft. of land zoned C-2. Tax Map 39-2((1))18. (Concurrent w/RZ-2001-PR-053.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mr. Robert A. Young, agent for the applicant, reaffirmed the affidavit dated June 26, 2002. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Young explained that this triangular shaped property presented design difficulties. He noted that the long end of the triangle was the frontage and therefore subject to the Tysons Corner streetscape requirements. He added that 47 percent of the site would be open space in order to provide substantial buffers to the adjacent residential uses. Mr. Young stated that the proffers were very detailed in outlining the amenities to be provided.

Commissioner Smyth announced her intention to defer decision on this application.

In response to a question from Commissioner Wilson, Mr. Braham stated that the proposed parking area was not included in open space calculations.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Mr. Paul Snetman, 8131 Boss Street, Vienna, representing the Tysons Terrace Homeowners Association, through a PowerPoint presentation, expressed the Association's qualified support for the applicant's proposal. He requested that a brick wall be constructed to match the one that separated his neighborhood from other adjacent commercial uses. (A copy of Mr. Snetman's presentation is in the date file.)

In response to a question from Commissioner Smyth, Mr. Braham explained that staff did not favor the wall suggested by Mr. Snetman because it would create a situation of an open-ended corridor between two barriers. He added that there were recorded incidents of homeless individuals setting up camp in such areas.

Mr. Timothy Reed, 8205 Bucknell Drive, Vienna, representing the Dunn Loring Woods Homeowners Association, spoke in opposition to the applicant's proposal for a drive-through window. He claimed that adjacent properties would be adversely affected. He supported Mr. Snetman's suggestion for a brick wall.

Mr. David Dargatis, 8128 Boss Street, Vienna, disagreed with staff's concerns about the brick wall. He said that security of the area would not be a problem and supported Mr. Snetman's request.

Ms. Betsy Glick, 8124 Boss Street, Vienna, agreed with Mr. Reed that this was the wrong location for a drive-through facility. She expressed her concern about whether the proposed parking would be sufficient.

Mr. John Barr, 8040 Kidwell Hill Court, Vienna, spoke in opposition. He cited excessive traffic as his main concern.

In response to a request from Commissioner Smyth, Mr. Braham reviewed the transportation improvements proposed by the applicant.

There being no more speakers, Vice Chairman Byers called upon Mr. Young for a rebuttal statement.

Mr. Young explained his attempts to notify neighbors of his plans. He said he had no objection to the brick wall suggested by Mr. Snetman, but would defer to the Commission's judgment on that issue. He added that the addition of a brick wall would necessitate revisions to the landscape

plan. Mr. Young maintained that the proposed use was expected to capture existing traffic and would generate very little additional traffic.

Mr. Young and Mr. Braham responded to questions from Commissioners Alcorn, Harsel and Wilson regarding the ATM location, bank hours, landscaping plan, deliveries, parking, and sidewalks.

There being no further comments or questions from the Commission and Mr. Braham having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for a deferral motion. (A verbatim transcript is in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON RZ-2001-PR-053 AND SE-2002-PR-018 TO A DATE CERTAIN OF JULY 24, 2002.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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SE-2002-PR-010 - KRISTIAN C. AND SANDRA M. MOTZ - Appl.  
under Sect. 2-904 of the Zoning Ord. to permit uses in a floodplain on  
property located at 2121 Woodford Rd. on approx. 1.84 ac. zoned R-1.  
Tax Map 39-1((7))11. PROVIDENCE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated February 28, 2002. There were no disclosures by Commission members.

Ms. Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Commissioner Smyth announced her intention to defer decision on this application.

Commissioner Byers suggested a grammatical correction in Condition 7. In response to questions from Commissioner Byers, Mr. Jerry Stonefield, Department of Public Works and Environmental Services (DPWES), commented on the circumstances in which filling in a resource protection area was allowed.

Mr. Martin explained that Mr. and Mrs. Motz had not been aware of the floodplain on their property when they made plans to rebuild their home. He added that the old house had already

been demolished and the Motz's hoped to complete the approval process as soon as possible. He noted that the proposal was a reasonable use of the property and had the support of DPWES.

Mr. Martin and Mr. Stonefield responded to questions from Commissioner Wilson regarding the removal of an existing shed and location of the new driveway.

Commissioner de la Fe suggested that Condition 15 be amended to notify potential home buyers of the floodplain restriction earlier than settlement as provided for in that condition.

Commissioner Smyth noted that a new clearing and grading plan had been prepared and that Condition 19 regarding an easement on adjacent Parcel 10 was no longer needed.

There being no further questions, Vice Chairman Byers called for speakers from the audience.

Mr. Bob Wholey, 2110 Woodford Road, Vienna, supported the application.

There being no further speakers or closing staff comments, Vice Chairman Byers noted that no rebuttal was necessary. He closed the public hearing and recognized Commissioner Smyth for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT WE DEFER DECISION ONLY ON SE-2002-PR-010 TO A DATE CERTAIN OF JULY 18, 2002, WITH THE RECORD REMAINING OPEN.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 9:50 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins  
Approved on: May 6, 2004

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Linda B. Rodeffer, Deputy Clerk to the  
Fairfax County Planning Commission